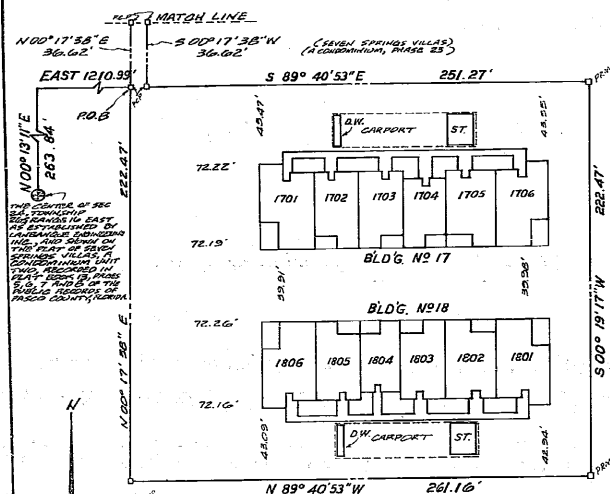
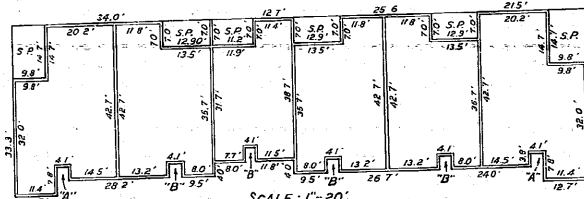


# SEVEN SPRINGS VILLAS A CONDOMINIUM, PHASE 24 SECTION 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST



LEGEND  
D.W. DECORATIVE WALL  
ST. STORAGE  
S.P. SCREEN PORCH

SCALE: 1"=40'



DETAIL "A" TYPICAL ENTRANCES  
DETAIL "B" TYPICAL Bldg's. 17 & 18

	Bldg. 17	Bldg. 18
FLR. EL. =	32.31	32.10
CEIL. EL. =	40.45	40.17

## LEGAL DESCRIPTION

COMMENCE AT THE CENTER OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST PASCO COUNTY, FLORIDA, AND RUN N 00° 13' 11" E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24 263.84 FEET; THENCE DUE EAST 1210.99 FEET TO THE POINT OF BEGINNING (P.O.B.) THENCE N 00° 17' 38" E 36.62 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 500.64 FEET, A CHORD BEARING OF N 15° 29' 54" E 262.80 FEET, AN ARC DISTANCE OF 263.71 FEET; THENCE BY A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 480.64 FEET, A CHORD BEARING OF N 17° 49' 00" E 214.38 FEET, AN ARC DISTANCE OF 215.20 FEET; THENCE N 89° 59' 02" E 20.07 FEET; THENCE BY A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.64 FEET, A CHORD BEARING OF S 17° 43' 03" W 224.99 FEET, AN ARC DISTANCE OF 226.93 FEET; THENCE BY A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 480.64 FEET, A CHORD BEARING OF S 27° 27' 37" W 54.37 FEET, AN ARC DISTANCE OF 54.40 FEET; THENCE N 89° 40' 53" W 10.92 FEET; THENCE BY A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.64 FEET, A CHORD BEARING OF S 11° 59' 51" W 199.05 FEET, AN ARC DISTANCE OF 200.44 FEET; THENCE S 00° 17' 38" W 36.62 FEET; THENCE S 89° 40' 53" E 251.27 FEET; THENCE S 00° 19' 17" W 222.47 FEET; THENCE N 89° 40' 53" W 261.16 FEET; THENCE N 00° 17' 38" E 222.47 FEET TO THE POINT OF BEGINNING;

THE CENTER OF SAID SECTION 24 AND THE WEST BOUNDARY LINE OF THE N.E. QUARTER OF SAID SECTION 24 BEING THE SAME AS ESTABLISHED BY LANBANQUE ENGINEERING, INC. AND SHOWN ON THE PLAN OF SEVEN SPRINGS VILLAS, A CONDOMINIUM, UNIT TWO, AS RECORDED IN PLAT BOOK 13, PAGES 5, 6, 7 & 8 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID PARCEL CONTAINING 1.52 ACRES MORE OR LESS.

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 12<sup>th</sup> DAY OF MARCH, A.D. 1990 IN PLAT BOOK 13, PAGE 5.

*Edith D. Doughty*, CLERK OF CIRCUIT COURT

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY ON THIS 29 DAY OF NOVEMBER, 1979, A.D., THAT A SURVEY WAS MADE UNDER MY SUPERVISION OF THE LAND SHOWN AND DESCRIBED HEREON; THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON IS SUBSTANTIALLY COMPLETE; THAT THIS PLAN IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS; AND THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH CONDOMINIUM UNIT CAN BE DETERMINED FROM THIS PLAN.

KING, DOUGHTY & ASSOCIATES, INC.

*Earl L. Ratliff*  
EARL L. RATLIFF, JR., P.L.S.  
FLORIDA REG. NO. 3400

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00° 13' 11" WEST FOR THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH RANGE 16 EAST, PASCO COUNTY, FLORIDA.
2. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL VERTICAL GEODETIC DATUM.
3. STORAGE AREAS, CARPORTS, AND ALL OTHER AREAS NOT INCLUDED WITHIN A UNIT ARE COMMON ELEMENTS.
4. ALL COMMON ELEMENTS ARE SUBJECT TO EASEMENTS FOR DRAINAGE AND/OR UTILITIES, AND ARE NOT GRAPHICALLY ILLUSTRATED HEREON.
5. SCREENED PORCHES SHOWN HEREON ARE INCLUDED WITHIN THE RESPECTIVE UNITS.
6. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, IRRIGATION SYSTEMS, PARKWAY LIGHTING AND EASEMENTS OF SUPPORT WITHIN THE UNITS HAVE NOT BEEN GRAPHICALLY ILLUSTRATED HEREON.

KING, DOUGHTY & ASSOCIATES, INC.  
3250 U.S. 19 North • Dade City • Clearwater, Florida 33615 • (813) 764 5552

18/95